

175.0

0002

0007.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

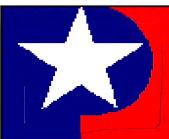
693,400 / 693,400

USE VALUE:

693,400 / 693,400

ASSESSED:

693,400 / 693,400


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		AVOLA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: SEAVER PROPERTIES LLC

Owner 2:

Owner 3:

Street 1: 215 LEXINGTON ST

Street 2:

Twn/City: WOBURN

St/Prov: MA Cntry Own Occ: N

Postal: 01801 Type:

PREVIOUS OWNER

Owner 1: O'BRIEN JOANNE R/ TRUSTEE -

Owner 2: REGINA E CRESCENTINI TRUST -

Street 1: 11 AVOLA ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .172 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Vinyl Exterior and 1428 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500	Sq. Ft.	Site			0	70.	0.86	6									451,500						451,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7500.000	241,900		451,500	693,400		117073
							GIS Ref
							GIS Ref
							Insp Date
							09/08/18

PREVIOUS ASSESSMENT

Parcel ID 175.0-0002-0007.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	241,900	0	7,500.	451,500	693,400		Year end	12/23/2021
2021	101	FV	233,600	0	7,500.	451,500	685,100		Year End Roll	12/10/2020
2020	101	FV	233,600	0	7,500.	451,500	685,100	685,100	Year End Roll	12/18/2019
2019	101	FV	197,800	0	7,500.	445,100	642,900	642,900	Year End Roll	1/3/2019
2018	101	FV	197,800	0	7,500.	341,900	539,700	539,700	Year End Roll	12/20/2017
2017	101	FV	197,800	0	7,500.	322,500	520,300	520,300	Year End Roll	1/3/2017
2016	101	FV	197,800	0	7,500.	296,700	494,500	494,500	Year End	1/4/2016
2015	101	FV	185,400	0	7,500.	277,400	462,800	462,800	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O'BRIEN JOANNE	77113-479	1	3/2/2021		725,000	No	No	No	Regina Crescentini dod 10/13/12
	8523-506		1/1/1901	Family		No	No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/30/2021	949	New Buil	398,042	O				
6/30/2021	949	New Buil	398,042	O				

ACTIVITY INFORMATION

Date	Result	By	Name
6/23/2021	SQ Mailed	MM	Mary M
9/8/2018	MEAS&NOTICE	HS	Hanne S
10/21/2008	Meas/Inspect	197	PATRIOT
1/3/2000	Meas/Inspect	243	PATRIOT
7/14/1993		RV	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

